

City Council  
Atlanta, Georgia

01-0-0899

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-01-35  
DATE FILED: 5-15-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1928-1936 Piedmont Circle, N.E. and 2000 Monroe Place, N.E.** be changed from the **RG-3 (Residential General-Sector 3)/ C-2 (Commercial Service) and C-2-C (Commercial Service-Conditional)** Districts to the **PD-OC (Planned-Development-Office Commercial)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **50 and 57** of the **17<sup>th</sup>** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

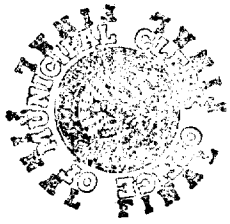
A true copy,

*Rhonda Daughia Johnson*  
Municipal Clerk, CMC

ADOPTED by the Council  
RETURNED WITHOUT SIGNATURE OF THE MAYOR  
APPROVED as per City Charter Section 2-403

SEP 17, 2001

SEP 26, 2001



### Conditions for Z-01-35

Site plan entitled "Monroe Place, Phase II, Atlanta, Georgia and prepared by Parker Associates, dated June 1, 2001, last revised July 19, 2001 and marked received by the Bureau of Planning July 25, 2001.



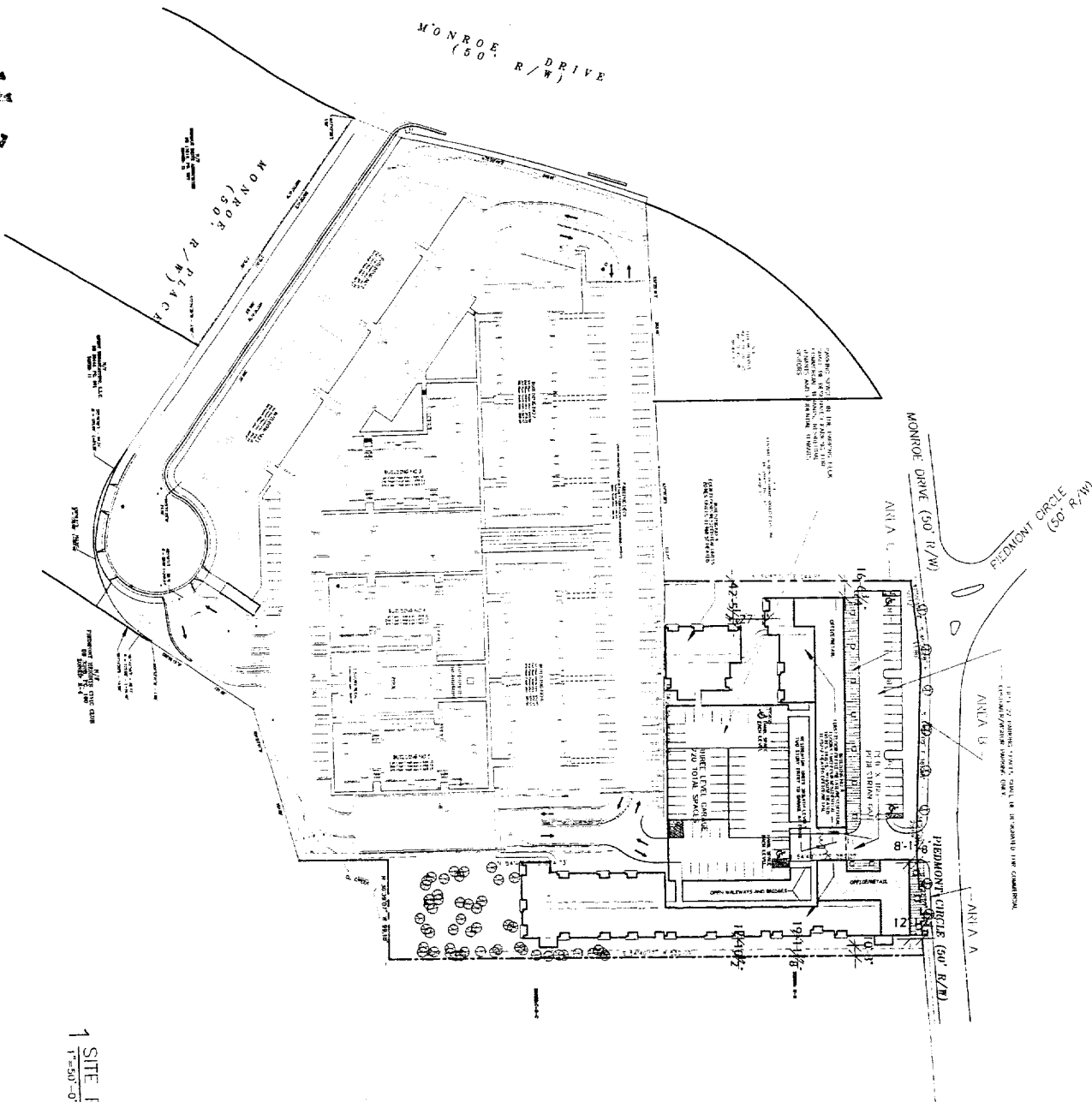
### EXHIBIT "A"

All that tract or parcel of land lying and being located in Land Lots 50 and 57 of the 17<sup>th</sup> District of Fulton County, City of Atlanta, Georgia and being more particularly described as follows:

BEGINNING at a concrete nail set at the intersection of the South right-of-way line of Monroe Drive (50' right-of-way) and the East right-of-way line of Monroe Place (50' right-of-way); thence following said right-of-way of Monroe Drive 249.80 feet along a curve to the right, said curve having a chord of North 70E20'49" East 249.61 feet and a radius of 1850.00 to a ½ inch rebar found on said right-of-way line; thence leaving said right-of-way line South 37E35'36" East, a distance of 377.23 feet to a ½ inch rebar found; thence traveling North 54E57'00" East 244.85 to a point on the southern right-of-way line of Piedmont Circle (50 foot right-of-way); thence traveling along the southern right-of-way line of Piedmont Circle South 41E50'40" East 50.12 feet to a point; thence continuing along the southern right-of-way line of Piedmont Circle South 40E52'28" East 33.80 feet to a point; thence South 33E21'09" East 161.48 feet to a point; thence South 34E57'20" East 29.69 feet to a point; thence South 38E22'59" East 99.29 feet to a point; thence leaving the southern right-of-way line of Piedmont Circle and traveling South 54E40'17" West 530.0 feet to a point; thence traveling North 35E19'52" West 99.15 feet to a point; thence South 54E40'17" West, a distance of 82.29 ± feet to a ½ inch rebar set; thence North 51E23'41" West, a distance of 157.80 feet to a ½ inch rebar set; thence South 88E26'19" West, a distance of 121.80 feet to a ½ inch rebar set; thence South 76E36'40" West, a distance of 3.44 feet to a ½ inch rebar set; thence South 88E49'58" West, a distance of 61.49 feet to a ½ inch rebar set; thence North 02E36'45" West, a distance of 27.66 feet to a ½ inch rebar set on the South right-of-way line of Monroe Place; thence following said right-of-way line 211.51 feet along a curve to the left, said curve having a chord of North 02E44'58" East 117.80 feet and a radius 60.00 feet to a ½ inch rebar set; thence 27.29 feet along a curve to the right; said curve having a chord of North 49E22'28" West 24.10 feet and a radius of 16.00 feet to a ½ inch rebar set; thence North 00E30'41" West, a distance of 396.55 feet to the POINT OF BEGINNING.

REC'D JUN 12 2001

Z-01-35



1 SITE PLAN  
1"=50'-0"



<b>MONROE PLACE</b> PHASE II ATLANTA, GEORGIA	
	DESIGNER PROJECT NO. SHEET NO. DATE
PREPARED BY CHECKED BY DATE	SITE PLAN SHEET S1 OF

NOTE:  
PHASE 1, BUILDINGS 1-7 AND 2 STORY PARKING DECK ARE EXISTING  
PHASE 2, BUILDINGS 8,9 AND 3 STORY PARKING DECK ARE PROPOSED

CONSTRUCTION OF PHASE 2, MONROE PLACE, PHASE II, IS AUTHORIZED WITH THE FOLLOWING CONDITIONS:  
1. THE TOTAL AREA OF THE PROPOSED DEVELOPMENT SHALL BE NOT LESS THAN 100,000 SQUARE FEET.  
2. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
3. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.  
4. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED REGULATORY FRAMEWORK.  
5. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL FRAMEWORK.  
6. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED SOCIAL FRAMEWORK.  
7. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED ECONOMIC FRAMEWORK.  
8. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED CULTURAL FRAMEWORK.  
9. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED HISTORICAL FRAMEWORK.  
10. THE PROPOSED DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED ARCHITECTURAL FRAMEWORK.

**Site Calculations**

**Phase 2 Building**

Building	Area (sq ft)	Volume (cu ft)	Weight (lb)	Value (\$)
Building 8	10,000	100,000	1,000,000	10,000,000
Building 9	10,000	100,000	1,000,000	10,000,000
Building 10	10,000	100,000	1,000,000	10,000,000
Building 11	10,000	100,000	1,000,000	10,000,000
Building 12	10,000	100,000	1,000,000	10,000,000
Building 13	10,000	100,000	1,000,000	10,000,000
Building 14	10,000	100,000	1,000,000	10,000,000
Building 15	10,000	100,000	1,000,000	10,000,000
Building 16	10,000	100,000	1,000,000	10,000,000
Building 17	10,000	100,000	1,000,000	10,000,000
Building 18	10,000	100,000	1,000,000	10,000,000
Building 19	10,000	100,000	1,000,000	10,000,000
Building 20	10,000	100,000	1,000,000	10,000,000
Building 21	10,000	100,000	1,000,000	10,000,000
Building 22	10,000	100,000	1,000,000	10,000,000
Building 23	10,000	100,000	1,000,000	10,000,000
Building 24	10,000	100,000	1,000,000	10,000,000
Building 25	10,000	100,000	1,000,000	10,000,000
Building 26	10,000	100,000	1,000,000	10,000,000
Building 27	10,000	100,000	1,000,000	10,000,000
Building 28	10,000	100,000	1,000,000	10,000,000
Building 29	10,000	100,000	1,000,000	10,000,000
Building 30	10,000	100,000	1,000,000	10,000,000
Building 31	10,000	100,000	1,000,000	10,000,000
Building 32	10,000	100,000	1,000,000	10,000,000
Building 33	10,000	100,000	1,000,000	10,000,000
Building 34	10,000	100,000	1,000,000	10,000,000
Building 35	10,000	100,000	1,000,000	10,000,000
Building 36	10,000	100,000	1,000,000	10,000,000
Building 37	10,000	100,000	1,000,000	10,000,000
Building 38	10,000	100,000	1,000,000	10,000,000
Building 39	10,000	100,000	1,000,000	10,000,000
Building 40	10,000	100,000	1,000,000	10,000,000
Building 41	10,000	100,000	1,000,000	10,000,000
Building 42	10,000	100,000	1,000,000	10,000,000
Building 43	10,000	100,000	1,000,000	10,000,000
Building 44	10,000	100,000	1,000,000	10,000,000
Building 45	10,000	100,000	1,000,000	10,000,000
Building 46	10,000	100,000	1,000,000	10,000,000
Building 47	10,000	100,000	1,000,000	10,000,000
Building 48	10,000	100,000	1,000,000	10,000,000
Building 49	10,000	100,000	1,000,000	10,000,000
Building 50	10,000	100,000	1,000,000	10,000,000
Building 51	10,000	100,000	1,000,000	10,000,000
Building 52	10,000	100,000	1,000,000	10,000,000
Building 53	10,000	100,000	1,000,000	10,000,000
Building 54	10,000	100,000	1,000,000	10,000,000
Building 55	10,000	100,000	1,000,000	10,000,000
Building 56	10,000	100,000	1,000,000	10,000,000
Building 57	10,000	100,000	1,000,000	10,000,000
Building 58	10,000	100,000	1,000,000	10,000,000
Building 59	10,000	100,000	1,000,000	10,000,000
Building 60	10,000	100,000	1,000,000	10,000,000
Building 61	10,000	100,000	1,000,000	10,000,000
Building 62	10,000	100,000	1,000,000	10,000,000
Building 63	10,000	100,000	1,000,000	10,000,000
Building 64	10,000	100,000	1,000,000	10,000,000
Building 65	10,000	100,000	1,000,000	10,000,000
Building 66	10,000	100,000	1,000,000	10,000,000
Building 67	10,000	100,000	1,000,000	10,000,000
Building 68	10,000	100,000	1,000,000	10,000,000
Building 69	10,000	100,000	1,000,000	10,000,000
Building 70	10,000	100,000	1,000,000	10,000,000
Building 71	10,000	100,000	1,000,000	10,000,000
Building 72	10,000	100,000	1,000,000	10,000,000
Building 73	10,000	100,000	1,000,000	10,000,000
Building 74	10,000	100,000	1,000,000	10,000,000
Building 75	10,000	100,000	1,000,000	10,000,000
Building 76	10,000	100,000	1,000,000	10,000,000
Building 77	10,000	100,000	1,000,000	10,000,000
Building 78	10,000	100,000	1,000,000	10,000,000
Building 79	10,000	100,000	1,000,000	10,000,000
Building 80	10,000	100,000	1,000,000	10,000,000
Building 81	10,000	100,000	1,000,000	10,000,000
Building 82	10,000	100,000	1,000,000	10,000,000
Building 83	10,000	100,000	1,000,000	10,000,000
Building 84	10,000	100,000	1,000,000	10,000,000
Building 85	10,000	100,000	1,000,000	10,000,000
Building 86	10,000	100,000	1,000,000	10,000,000
Building 87	10,000	100,000	1,000,000	10,000,000
Building 88	10,000	100,000	1,000,000	10,000,000
Building 89	10,000	100,000	1,000,000	10,000,000
Building 90	10,000	100,000	1,000,000	10,000,000
Building 91	10,000	100,000	1,000,000	10,000,000
Building 92	10,000	100,000	1,000,000	10,000,000
Building 93	10,000	100,000	1,000,000	10,000,000
Building 94	10,000	100,000	1,000,000	10,000,000
Building 95	10,000	100,000	1,000,000	10,000,000
Building 96	10,000	100,000	1,000,000	10,000,000
Building 97	10,000	100,000	1,000,000	10,000,000
Building 98	10,000	100,000	1,000,000	10,000,000
Building 99	10,000	100,000	1,000,000	10,000,000
Building 100	10,000	100,000	1,000,000	10,000,000

RCS# 3112  
9/17/01  
6:16 PM

Atlanta City Council

Regular Session

MULTIPLE

01-O-0899;01-O-1100; 01-O-0906;  
01-O-1102; 01-O-1103  
ADOPT

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 0

NV McCarty	Y Dorsey	Y Moore	NV Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

MULTIPLE